

SINGLE FAMILY DESIGN BOARD  
(SFDB)

PART 1: ARCHITECTURAL DESIGN  
PART 2: LANDSCAPE DESIGN  
PART 3: MEETING PROCEDURES



Prepared By  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF SANTA BARBARA  
CALIFORNIA

July 03, 2007

### **Single Family Design Board Goals**

The Single Family Design Board (SFDB) is guided by a set of general goals that define the major concerns and objectives of its review process. These goals are:

- A. to protect the historic and architectural qualities of Santa Barbara;
- B. to protect the beauty and ecological balance of Santa Barbara's natural resources;
- C. to insure development and building consistent with the policies of the General Plan and Zoning Ordinance;
- D. to promote high standards in architectural design and the construction of aesthetically pleasing structures;
- E. to improve the general quality of the environment and promote conservation of natural and manmade resources of the City;
- F. to encourage planning which is orderly, functionally efficient, healthful, convenient to the public, and aesthetically pleasing;
- G. to promote neighborhood compatibility;
- H. to encourage the preservation of pre -1925 and Hispanic styles of architecture;
- I. to promote visual relief throughout the community by preservation of public scenic ocean and mountain vistas, creation of open space, and variation of styles of architecture;
- J. to preserve creek areas through restoration, maintenance, and enhancement, and to discourage removal of significant trees and foliage removal; and
- K. to encourage landscape design that utilizes water-wise plants and the most efficient irrigation technology available for the protection and conservation of our water resources.

**SINGLE FAMILY DESIGN BOARD DESIGN GUIDELINES**  
**INTRODUCTION**  
**TABLE OF CONTENTS**

**INTRODUCTION**

<b>SECTION 1</b>	<b>Single Family Design Board Background, Purpose, and Interpretation.....</b>	<b>Page i</b>
<b>SECTION 2</b>	<b>Guideline Interpretation and Application .....</b>	<b>Page ii</b>
<b>SECTION 3</b>	<b>Supplemental Design Guidelines.....</b>	<b>Page ii</b>
	A. Single-Family Residence Design Guidelines .....	Page ii
	B. Outdoor Lighting Design Guidelines .....	Page iii
	C. Urban Design Guidelines .....	Page iii
	D. Lower Riviera Special Design District Guidelines .....	Page iii
	D. Upper State Street Area Design Guidelines.....	Page iii
	E. Waterfront Area Design Guidelines .....	Page iii
	F. Haley-Milpas Design Manual .....	Page iii

## INTRODUCTION

### **Purpose of the Single Family Design Board Guidelines.**

These Single Family Design Board (SFDB) Guidelines have been developed to guide development proposals to ensure high standards of design are maintained in development and construction in the City of Santa Barbara. The Guidelines are also intended to assist public understanding of the stated goals and adopted policies of the SFDB. In addition to SFDB-specific guidelines, there are Supplemental Design Guidelines found in a series of separate documents. The Single Family Residence Design Guidelines are the most important document establishing the Single Family Design Board's criteria for reviewing plans throughout the City. Other Supplemental Design Guidelines provide additional information for some projects in certain areas of the City and for outdoor lighting standards. The Single Family Residential Design Guidelines provide the majority of architectural standards for SFDB review. The SFDB Guidelines contain Administrative Review criteria, landscaping standards, and meeting procedures.

### **SECTION 1 SFDB Background, Purpose, and Interpretation.**

- 1.1 Background.** The Single Family Design Board was established by ordinance on June 8, 2007 as a result of the Neighborhood Preservation Ordinance (NPO)/SFDB update process begun in 2004. The SFDB is composed of seven members, two of whom must be licensed architects, one a landscape architect, three other professionals in related fields such as design, engineering or landscape contracting, and one member must be from the public at large. A quorum consists of four members, two of whom shall be either a licensed architect or licensed landscape architect.
- 1.2 Objective.** According to the City of Santa Barbara General Plan, "Santa Barbara has, as its primary... [goal], the provision of a particularly desirable living environment." Single-family homes have long contributed to the character of many neighborhoods in the city. The SFDB is charged with the responsibility to ensure homes are completed with high-quality designs that are compatible with the surrounding neighborhood, preserve the City's visual resources and promote long-term sustainability contribute to a desirable living environment. Further details about the goals of the SFDB in relationship to infill within neighborhoods, Hillside neighborhoods, neighborhood compatibility, and sustainability, see the "Introduction" section of the Single Family Residential Design Guidelines.

### **SECTION 2 Guideline Interpretation and Application.**

The SFDB is guided by a set of general goals that define the major concerns and objectives of its review process. These goals are listed on the back side of the cover of this document. These guidelines help to define how SFDB carries out the goals.

These Guidelines are designed to guide the SFDB members and to the public as a whole; they are not intended to be binding in nature. Although failure to meet the Guidelines can form a basis for denial of a project, non-compliance with these Guidelines shall not be grounds to

invalidate any action taken by the SFDB, nor shall such non-compliance constitute a cause of action against the City or its officers, employees or agents concerning any matter.

All questions regarding the proper interpretation and application of these Guidelines shall be resolved by the SFDB or, upon appeal, the City Council.

**Relationship to the General & Coastal Plans.** The Santa Barbara General Plan contains policies and direction regarding the visual aspect of development, neighborhood compatibility and landscaping. General Plan and Coastal Plan policies and direction prevail over both the Zoning Ordinance and SFDB Guidelines.

**Relationship to Zoning Ordinance.** The Zoning Ordinance contains many standards with which development must comply. In the event of a conflict between these Guidelines and the Municipal Code, the Code requirements prevail over these Guidelines. These Guidelines are intended to augment the Municipal Code by providing complementary detail on the topics discussed.

**Relationship to Other SFDB Guidelines.** A number of other City Guidelines provide direction regarding architectural appearance, site design and landscaping. The other guidelines are listed below as "Supplemental Design Guidelines."m These SFDB Guidelines are generally compatible with the Supplemental Design Guidelines. These SFDB Guidelines are more detailed on some subjects than the Supplemental Design Guidelines. However, if these SFDB Guidelines and a Supplemental Design Guideline address the same issue, the Supplemental Design Guidelines applicable to the specific area or special district shall prevail over these SFDB guidelines.

**Relationship to Neighborhood Preservation Ordinance (NPO).** The NPO requires SFDB review and approval for certain single-family residential projects and other land form alterations within single-family zones. (See SBMC § 22.69.020 for a specific list of projects requiring review and approval by the SFDB.)

**Guideline Organization.** The SFDB Design Guidelines are divided into three main parts. Part 1 contains information about processing applications on properties with historic structures, green building information and architectural administrative review project approval criteria. Landscape guidelines for projects that require landscape plans are contained in Part 2. The SFDB Meeting Procedures are in Part 3, which provides background information, explains the SFDB's meeting and review process and Staff's role in SFDB agenda preparation.

### **SECTION 3            Supplemental Design Guidelines**

In addition to these SFDB Guidelines, other guidelines for specific types of development and for specific areas of the City have been prepared with input from the SFDB, Landmarks Commission, Architectural Board of Review, Planning Commission and others. Although many of the Supplemental Design Guideline documents are focused on areas of the City where commercial or multi-family development is more common, single-family development within the areas covered by the guidelines is subject to the Supplemental Design Guidelines. The Supplemental Design Guidelines include the following:

- A. **Single-Family Residence Design Guidelines.** These Guidelines apply to single-family houses constructed or altered in the Hillside Design District and to certain houses outside

of the Hillside Design District. The purpose of these guidelines is to assist applicants and designers to design homes and home addition proposals that are compatible with existing neighborhoods.

- B. **Outdoor Lighting Design Guidelines.** These guidelines itemize acceptable standards for outdoor lighting installations throughout the City. The guidelines recommend specific outdoor lighting design standards to avoid excessive glare.
- C. **Urban Design Guidelines.** These guidelines apply to the City's Urban Grid. The intent of the guidelines is to ensure traditional design principles and pedestrian-friendly design concepts are incorporated into development proposals. The guidelines provide design criteria illustrations usable by design professionals, the public, and the SFDB to evaluate development proposal consistency with appropriate design principles.
- D. **Lower Riviera Special Design District Guidelines.** These guidelines ensure development surrounding the proposed Bungalow Haven Historic District is compatible with the District. The guidelines assist property owners, architects, contractors, and commissions and design review boards in designing projects that will be appropriate, compatible, and beneficial to the Special Design District and to assist the City in reviewing applications for new projects and alterations to structures within, and in close proximity to, the proposed Historic District.
- E. **Upper State Street Area Design Guidelines.** These Guidelines apply to the Upper State Street Area, an area generally on both sides of State Street from Constance Avenue to the westerly City limits. It also includes upper De la Vina Street from Constance Avenue to State Street; commercially developed areas along Hope Avenue, Hitchcock Way and La Cumbre Road and the commercial areas along Calle Real and Pesetas Way. The Upper State Street area is divided into 6 separate neighborhoods. It is recognized that each of these is different and requires unique architectural solutions. These Guidelines describe the different neighborhoods and provide assistance for design development to remain compatible with the neighborhoods. In addition, there are special landscaping guidelines for the Upper State Street Area.
- F. **Waterfront Area Design Guidelines.** These Guidelines establish a general design theme, which emphasizes the area's proximity to the ocean and Harbor areas. These Guidelines apply to all property in the area of the Harbor and Pershing Park, as well as properties south of U.S. Highway 101 between Castillo Street on the west and the City limits on the east.
- G. **Haley-Milpas Design Manual.** The purpose of these guidelines is to assist the people in the Haley-Milpas area in improving the appearance of their property. Goals in this area are to provide a more human-scaled and pedestrian environment; to give more attention to details to provide more interest and feeling; and to encourage mixed-use development to accommodate the mix of uses already existing in the area. U.S. Highway 101, Santa Barbara, Ortega, Salsipuedes and Haley Streets, and the properties facing Milpas Street bound this area.